

CITY OF WESTLAKE



MINUTES

City Council Regular Meeting

Tuesday, February 06, 2024 at 6:00 PM

The Lodge at Westlake Adventure Park
5490 Kingfisher Blvd.
Westlake, Florida 33470

CITY COUNCIL:

JohnPaul O'Connor, Mayor
Greg Langowski, Vice Mayor
Gary Werner, Council Member – Seat 1
Julian Martinez, Council Member – Seat 2
Charlotte Leonard, Council Member – Seat 3

CITY STAFF:

Ken Cassel, City Manager
Zoie P. Burgess, CMC, City Clerk
Donald J. Doody, Esq., City Attorney
Nilsa Zacarias, AICP, Planning and Zoning Director
Suzanne Dombrowski, PE, ENV SP, City Engineer

A regular meeting of the City Council of the City of Westlake was held on Monday, January 8, 2024, at 6:00 PM., at The Lodge at Westlake Adventure Park, 5490 Kingfisher Blvd. Members of the public also attended the meeting through electronic means and accessed as follows:

1. Webex meeting from a computer, tablet or smartphone at the following link:
<https://cityofwestlake.my.webex.com/>

Meeting ID: 2630 557 5663

Password: hello

2. Participants also dialed in using phone with the following number:

United States Toll: +1-408-418-9388

Meeting ID: 2630 557 5663

CALL TO ORDER

Mayor O'Connor called the City of Westlake Regular City Council meeting of Tuesday February 6, 2024, to order at 6:00 PM.

ROLL CALL

Present and constituting a quorum:

Councilwoman Charlotte Leonard

Councilman Julian Martinez

Councilman Gary Werner

Vice Mayor Greg Langowski

Mayor JohnPaul O'Connor

Also present:

Kenneth Cassel, City Manager

Donald J. Doody, Esq., City Attorney

Zoie Burgess, City Clerk

PLEDGE OF ALLEGIANCE

Mayor O'Connor led the Pledge of Allegiance.

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

Mayor O'Connor called for any additions, deletions, or modifications to the agenda.

There being none, Mayor O'Connor called for a motion to approve the agenda as presented.

Motion by Vice Mayor Langowski to approve the agenda as presented, seconded by Councilman Werner.

UPON ROLL CALL:

Councilwoman Leonard	YES
Councilman Martinez	YES
Councilman Werner	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES

With all in favor, motion carried without dissent (5-0).

PUBLIC COMMENTS AND REQUESTS

This section of the agenda allows for comments from the public to speak. Each speaker will be given a total of three (3) minutes to comment. A public comment card should be completed and returned to the City Clerk. When you are called to speak, please go to the podium, and prior to addressing Council, state your name and address for the record.

Mayor O'Connor called for public comments.

Ms. Burgess noted there was a public comment card received prior to the meeting from Ms. Tara Duhy from Lewis Longman and Walker.

Tara Duhy of Lewis Longman and Walker on behalf of Minto Communities – Ms. Duhy stated she wanted to introduce herself to the newest councilmember on behalf of Minto. Ms. Duhy stated she understood there was some information in the press regarding 60th Street North mentioning Minto and some discussions they had with Palm Beach County. Ms. Duhy wanted to take the opportunity to bring everyone up to speed. Ms. Duhy discussed the history of 60th street North along the Northern boundary of the City of Westlake was property that was to be dedicated to Palm Beach County pursuant to the original development order that was approved by them in 2014. Several years ago, they entered into an agreement regarding that property and how they would convey it. They are currently in the process of turning over those documents. Ms. Duhy stated during those discussions there was some interest with Palm Beach County about whether they would prefer for them to construct a portion of that roadway. They are currently providing them with some additional information as it is something they are willing to consider doing. Ms. Duhy stated she will update the council as those discussions proceed. Ms. Duhy stated they are always working on creating more connectivity for the City and good infrastructure for the county. Ms. Duhy asked if the council had any further questions.

Councilman Werner asked if the street that was dedicated for the future street is in the city. Ms. Duhy confirmed 60th street North to the extent that is dedicated to being within the City of Westlake. Councilman Werner asked if it was fully or partially. Ms. Duhy stated she thinks it is fully but knows there is a portion of 60th street right-of-way that would be in some of West Palm Beach's water easements but not in the area that is being constructed in or dedicated. More land was dedicated than required to stay out of that easement area.

Councilman Werner stated he read in a news article the developer was offering to build the road for \$10 million, but the county experts are suggesting it is costing around 30 or 40 million dollars. Ms. Duhy stated there has been no discussions regarding cost effect. They are currently working on putting together cost information. Ms. Duhy stated the county probably has estimates based on their standard procedures, but those costs are slightly different for a private community for a variety of reasons. Minto provides cost data on how much it would be worth to complete the job. Councilman Werner asked if that is something Minto will do or is it subject to the county. Ms. Duhy stated it is subject to the county approval whether they want to move forward or not. Ms. Duhy stated they have an obligation to pay money in prop share and if they decide they want to have it as an in-kind construction project, that is something they will offer to do. Councilman Werner asked if there was a timeline of

when that project would be finished. Ms. Duhy stated she believes they have put some aspects of 60th Street North in their five-year capital improvement element. Ms. Duhy said she believes any of that does not include construction in any length but certainly the beginning phases of it. Ms. Duhy stated the county is currently looking at the planning and it could be sooner rather than later as she believes it is a priority for them and the discussions are a priority for them. Ms. Duhy noted it has been a positive conversation. Councilman Werner asked if Minto dedication was done up to 140th street but there is still more to be built to get to SR7. Ms. Duhy stated that was correct. Councilman Werner then asked if that would be done yet as part of the project. Ms. Duhy stated that potentially they don't know how far they would want them to go. Ms. Duhy said it would be easier for Minto to work on property they currently own but there is a lot to say about mobilizing and they don't know the scope yet of what they are interested in and how all that would work out. Ms. Duhy stated they county would have a lot to with Indian trail that wouldn't involve them and the right of way.

Mayor O'Connor asked if Minto were to complete the project if it would be completed in a timelier manner and faster than the county. Ms. Duhy stated yes, for instance in the Seminole Pratt Whiteny Road that goes through the City, it was completed by Minto very expeditiously as a private endeavor and then turned over to Palm Beach County for their ultimate ownership and maintenance. Ms. Duhy stated that is how a lot of projects are done in Palm Beach County and other local jurisdictions.

Mr. Werner inquired if it would be a two-lane road if it was there today. Mr. Werner asked if Minto built it today would it meet county specs or would it be a phased development, two lanes and later add additional. Ms. Duhy stated it would be at their direction as to how they would want to proceed. Ms. Duhy stated she believes it would make sense to do it in their area as they did on Seminole Pratt, to build it out and just add the lanes as they become necessary instead of ripping it up and starting it over.

Councilman Martinez asked if when they built out Seminole Pratt was it Minto's design or was it the county's design and Minto paid for it? Ms. Duhy stated Minto designed it with the county's approval as it must go through their approval process for specs and make sure it meets all their requirements and for their ultimate ownership and maintenance, but Minto creates the design for the county's ultimate approval.

Mayor O'Connor called for additional Public Comments. Ms. Burgess stated no other public comment cards were received but there was someone in the audience with their hand raised.

Hammocks Residents – Inaudible Address – Resident stated he is on the HOA board for the Hammocks. Resident stated a new committee was created regarding 60th street. Resident stated everyone is exited a new road is coming in. Resident stated the public bought the homes knowing eventually a road would be built and currently they have beautiful backyards. Resident stated the plans they have for building will kill the resident's property value. Resident stated this can be done in a better way so the residents can feel protected. Resident stated the public would like some protection from the pollution of noise and lights. Resident stated the committee would like to speak to the city as he understands Minto is building the project, but it must be approved by the City. Resident stated the public would like protection and two feet is not good enough. Resident stated he understands it cost money, but the public also spent good money in buying these homes. Resident wanted to make it clear no one is against the road but they are asking for protection. Resident asked if there are any plans to add the protection. Mayor O'Connor stated he thinks it is early in the conversation considering the land is not dedicated yet. Ms. Duhy stated there is a significant amount of property back there and the plans have not been drawn up yet as to how it will be detailed. Ms. Duhy stated everyone will be updated and they will be very transparent with the plans. However, this must go through the county's approval as it is their design ultimately. Ms. Duhy stated landscaping and design will certainly be a concern to Minto as it is their community, and they would like to keep the community as it is. Ms. Duhy stated it is early in the project and they will certainly keep everyone up to date with the changes. Resident asked if they could confirm they city needs to approve this project. Councilman Werner stated it is the county. Resident stated the road is be constructed in the city. Mayor O'Connor stated the county will own the land. The dirt will be conveyed to the county and the city will no longer

own it. Mayor O'Connor asked if his statement was current. Mr. Cassel stated once the roads are dedicated to the county, they are county roads. Mr. Cassel stated it is a county permitting process and the county communicates with the communities they don't always do what the communities ask for. It will be an ongoing process as they start coming out with the profiles as what is out there.

Mayor called for additional public comments, there being none, next item followed.

CONSENT AGENDA

This section of the agenda consists of routine or administrative items that require final approval by the City Council and may be approved in its entirety by a single motion. There will be no discussion of these items unless a Council Member requests such, in which event, the item will be removed from the Consent Agenda and considered on a future agenda.

- A. Minutes_City Council Regular Meeting - 01.08.2024 DRAFT
- B. Financial Report - December

Mayor O'Connor identified the consent agenda items and called for a motion to approve.

Motion by Councilman Martinez to approve the Consent Agenda, seconded by Councilwoman Leonard.

UPON ROLL CALL:

Councilman Martinez	YES
Councilman Werner	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilwoman Leonard	YES

With all in favor, motion carried without dissent (5-0).

PRESENTATIONS/PROCLAMATIONS

- A. Proclamation 2024-02 - Declaring February Heart Health Month

Mayor O'Connor identified the Heart Health Proclamation sponsored by Councilwoman Leonard and read item into record.

- B. Proclamation 2024-04 - Declaring February Black History Month

Mayor O'Connor identified the Black History Proclamation sponsored by Vice Mayor Greg Langowski that was previously approved by Council and read item into record.

NEW BUSINESS

- A. Education Advisory Board Consideration and Appointment of Members

Submitted By: City Clerk's Office

RESOLUTION NO. 2024-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WESTLAKE, FLORIDA, APPOINTING FIVE (5) MEMBERS AND ONE (1) ALTERNATE MEMBER TO SERVE ON THE EDUCATION

ADVISORY BOARD; PROVIDING FOR CONFLICTS, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor O'Connor introduced the item and asked for Mr. Doody to read item into the record. Mr. Doody stated he would like to defer that until the actual appointments are made.

Mayor O'Connor stated there are three applications that were received and asked how the council would like to move forward and if they have any comments. Mayor O'Connor asked Vice Mayor Langowski if he had any comments as it was his board. Vice Mayor Langowski stated he did not have any comments and asked to approve the slate.

Mr. Doody asked for Vice Mayor Langowski to introduce the names for the record. Mayor Langowski identified Lisa Barron, Anita Kaplan who is present at the meeting, and Krystal Lexima. Vice Mayor Langowski asked if anyone else was present, Lisa Barron stated she was present virtually. Mr. Werner said he would second the motion but asked for clarification if the members appointed are to serve a two-year term. Vice Mayor Langowski stated it was for a one-year term. Mayor O'Connor asked Mr. Doody if a vote had to be made as a motion and second had been made. Mr. Doody stated the council may have discussion of the item first. Councilman Werner pointed out the agenda item cover stated for a two-year term. Mr. Doody stated the ordinance states it is for one year. Mr. Doody stated the members who are appointed to today's meeting are to serve until next April. Mayor O'Connor asked for another motion to state what Mr. Doody said. Mr. Doody stated the board consists of five board members and they are only appointing three and asked if there was an opportunity to appoint other members. Vice Mayor Langowski stated the vacancy will remain on the city website until filled. The council continued discussion of the Education Advisory Board Ordinance. The council discussed the ordinance stating the Liaison can count as a quorum but is not a voting member. Mayor O'Connor asked if any language needed to be stricken, he would like to do it now. Mr. Doody stated the ordinance is not before the council now.

Mayor O'Connor asked for a vote on the members and asked to bring the ordinance back in front of council to have clear language. Mr. Doody stated it would have to be brought to council at next meeting. Councilman Werner stated he had an opportunity to speak to all the applicants and he believed they were all qualified for the board. Councilman Werner asked if a business member was on the board does that create any potential conflict of interest. Mr. Doody stated it would be determined on a case-by-case basis, but an occupation should not preclude them from sitting on the advisory board. Mayor O'Connor stated he thinks the members should have a background in education but at this point, considering they are down members, anyone with a passion in education should be considered as they can't fill the seats they have or the alternate seat.

Mayor O'Connor called for a motion.

Motion by Vice Mayor Langowski to approve Resolution 2024-03, seconded by Councilman Werner.

UPON ROLL CALL:

Councilman Werner	YES
Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilwoman Leonard	YES
Councilman Martinez	YES

With all in favor, motion carried without dissent (5-0).

Mr. Doody read item by title only into the record.

Motion by Councilman Werner to amend the ordinance. Mr. Doody stated a motion to adopt the Resolution is needed confirming the appointments.

Motion by Councilman Werner to adopt Resolution 2024-03 confirming the appointment of the three applicants to report to the board, seconded by Councilwoman Leonard.

UPON ROLL CALL:

Vice Mayor Langowski	YES
Mayor O'Connor	YES
Councilwoman Leonard	YES
Councilman Martinez	YES
Councilman Werner	YES

With all in favor, motion carried without dissent (5-0).

CITY COUNCIL COMMENTS

A. Councilwoman Charlotte Leonard – Councilwoman Leonard stated she did not have any additional comments.

B. Councilman Julian Martinez – Councilman Werner discussed the City of Westlake’s First 5K Run and asked if council would come to a vote on any money that is raised at the 5K where they would want it to go. Councilman Martinez stated he would like the money to go to the Golden Groves Elementary, on the schools located in the city, to support their athletic team. Mayor O’Connor stated he would like to add any money that is raised more than the cost to run the 5K. Councilman Martinez asked for a council vote. Mr. Doody stated he suggests they consider where the money should go in April after the race, when they have a surplus and add it as an Agenda item and council can then take a vote. Councilman Martinez asked if they could advertise, they might be able to donate money. Mr. Doody stated it would be best to wait for April’s meeting to announce it. Mayor O’Connor asked what the budget was looking like for the event. Councilman Martinez stated the budget was looking good. Mayor O’Connor asked if we have received more money than has been spent. Mayor O’Connor stated it would be best to hold it until April to discuss. Councilwoman Leonard asked if the school was a Title 1 school. Councilman Martinez stated he was not sure. Councilman Werner asked why the one school would get the benefit of the proceeds. Councilman Martinez stated he would ideally like to have a 5K Run every year and every year donate to a different school. Councilman Werner stated it would be best to discuss after the event as they might raise enough money to split it between all the schools. Mayor O’Connor stated he loves the idea of the proceeds going to education in one way or the other.

C. Councilman Gary Werner – Councilman Werner thanked the city for sending him to Tallahassee the previous month. He was able to attend Palm Beach County Day at the state capitol in the month of January. Councilman Werner stated he was able to bring up the needed funding for the upcoming park and stated the state representative and senator were both able to help out where appropriate and suggested council submit an application no later than November to seek appropriations from the state and also suggested the projected be broken up to a multiyear effort. Mr. Werner also stated he spoke with the City Manager regarding complaints from multiple residents regarding an accident that included a bicycle and a automobile at Town Center and Cresswind Place. Mr. Werner also stated prior to that he received complaints regarding exiting the Cresswind Community and fighting with the traffic along Town Center, suggesting there be a four way stop, and he has asked the City Manager to look further into that situation.

D. Vice Mayor Greg Langowski – Vice Mayor Langowski wanted to thank resident Alicia Torres for always publicizing city news Westlake Wanderer and helping to publicizes the Education Advisory Board and asked Ms. Alicia to please keep sharing in the hopes of by April they will have all the seats filled. Vice Mayor Langowski wanted to propose three proclamations. The first proclamation in partnership with the Palm Beach Transportation Agency in declaring March as Florida Bicycle month. Council agreed with the Proclamation. Next proclamation is Women’s History Month, council agreed, and the third Proclamation is in partnership with the South Water Management District for water conservation month, council agreed. Vice Mayor Langowski also stated he traveled with the Florida League of Cities the previous month and Palm Beach County League of Cities they were able to talk about a lot of legislation that’s coming up and affecting municipalities throughout the state and some that may affect the city in the future as a small city.

E. Mayor JohnPaul O'Connor – Mayor O’Connor proposed Digital Vibes Let’s Move proclamation for the following month which encourages people to get out, move and exercise, council agreed. Mayor O’Connor also

mentioned the upcoming SpringFest the City is hosting to be held on the Saturday before Easter and asked that everyone come to the event.

REPORT - STAFF

A. PBSO 2023 Annual Report

Mayor O'Connor called for the Palm Beach Sheriffs Office to the podium and discuss the monthly report. Lieutenant discussed the monthly report and then discussed the yearly report for the city. The council discussed the report with Lieutenant in further detail. Mayor O'Connor wanted to congratulate the Citizens on Patrol for acquiring another vehicle for patrol and for the work that they do in keeping the city safe.

Inaudible public comment. Lieutenant discussed item further with the public. Inaudible.

Council further discussed Palm Beach Sheriffs Office report.

Public Comment – Inaudible From Audience – Resident asked about additional information on the citizens on patrol program. Mayor O'Connor asked to take the lead on this question and stated the Citizens on Patrol are strictly to observe and report and have not ticketing/citation writing ability. Lieutenant stated its essentially a second pair of eyes to get law enforcement there faster.

Mayor O'Connor called for Palm Beach County Fire Rescue to discuss their monthly report. Inaudible name of representative presenting monthly report. Representative discussed the monthly report items with council.

REPORT - CITY ATTORNEY – Mr. Doody had no additional comment.

REPORT - CITY MANAGER – Mr. Cassel stated the following month with several items added to the agenda. Mayor O'Connor asked if Mr. Cassel knew off the top of his head the ballpark number of residential CO's that were issued last month. Mr. Cassel stated they have been averaging about 40 to 45 CO's in the last two and a half years. Councilman Werner asked if there was an update on the event coordinator position. Mr. Cassel stated there are some issues currently with the position and they are working on it internally.

PUBLIC COMMENTS AND REQUESTS

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Mayor O'Connor called for any public comments. Ms. Burgess stated no comment cards were received prior to the meeting.

Public Comment – Anita Kaplan - 5459 Santa Rosa Lane – Ms. Kaplan wanted to thank council for their support but wanted to mention her concern for the number of applications that were received for the board vacancy. Ms. Kaplan asked what can be done to advertise for the board as she believes a lot of people are not aware of the vacancies. Ms. Kaplan stated Royal Palm Beach has a digital sign on Royal Palm Beach Blvd. and Southern Blvd. advertising for their board. Ms. Kaplan stated she believes the city should reach out to more residents to see if they are interested. Mayor O'Connor stated he agreed and asked Ms. Torres to help spread the word. Mayor O'Connor stated he will reach out to the Master HOA to send an email blast notifying the residents of the vacancies. Ms. Kaplan asked if the Town Crier could advertise the vacancy. Mayor O'Connor stated the Town Crier is always listening in on the meetings and asked if they were listening to please publish their need for board members.

Public Comment – Alicia Torres – 5847 Whipoorwill Circle – Inquired about the previous company providing PR services for event. Mr. Cassel identified the company and stated their services were for one event, but

additional firms can be considered. Ms. Torres discussed her appreciation of staff and Council and the progress of the city.

Mayor O'Connor called for any additional comments. Councilman Werner asked if the Education Advisory Board that was just appointed, do they have a specified meeting time. Vice Mayor Langowski stated the meetings are currently set to be held quarterly, and once they officially meet, they will then set their times and days.

ADJOURNMENT

There being no further business, Mayor O'Connor adjourned the meeting at 7:06 PM

Zoie P. Burgess, City Clerk

JohnPaul O'Connor, Mayor